



Mayfield, Telford, TF7 5BY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Public Auction with our partner agents Nock Deighton

Well-presented two-bedroom first-floor apartment offering practical, well-proportioned accommodation including kitchen, generous lounge and family bathroom.

Ideal for investors the property is offered for sale

Located in the established area of Madeley, the apartment benefits from a wide range of local amenities including shops, schools and healthcare facilities, with excellent access to Telford town centre, the M54 and public transport links. The surrounding area also offers green spaces and walking routes, combining everyday convenience with a pleasant residential setting.

This property is offered through a traditional auction. Should you view, offer or bid your data will be shared with the Auctioneer, Sheldon Bosley Knight Auctions. The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. Please contact either Nock Deighton or Sheldon Bosley Knight Auctions for details on how to register to bid. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.





GROUND FLOOR



2 BED FIRST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Key Features

- For Sale by Public Auction
- Well-presented two-bedroom first-floor apartment
- Practical accommodation including kitchen, generous lounge and family bathroom
- Ideal investment opportunity
- Established residential location in Madeley
- Good access to Telford town centre, the M54 and public transport links

Auction Guide
£55,000

EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority -
Telford And Wrekin